



Halton District School Board

Report Number: 12096

Date: June 12, 2012

INFORMATION FOR DECISION

TO: The Chair and Members of the
Halton District School Board

FROM: Gerry Cullen, Superintendent of Facility Services

RE: Charles R. Beaudoin PS Rezoning Application

RECOMMENDATION

Be it resolved that the Halton District School Board request the City of Burlington to allow up to eight (8) classrooms (portables) on the Charles R. Beaudoin Public School site, subject to the conditions attached in Report 12096; and

THAT the conditions are without prejudice to other school sites.

Background:

As of March 30, 2012, the City of Burlington, confirmed that a minor variance would not be supported due to the complexity of the application and impacts on the surrounding land uses and a zoning amendment would be required to facilitate any site development. Administrative Council determined that due to the nature of the zoning amendment application process that they would seek an amendment whereby the effect would be to treat the school site similar to all school sites by removing the GFA (Gross Floor Area) restriction placed on this school at the time of construction. A public meeting was held as part of the City process following which staff were directed to investigate the potential of reaching a settlement with the City of Burlington at an expansion level below the full removal of the GFA restriction.

At the May 16, 2012 Board meeting, Motion M12-0105 was passed:

Be it resolved that the Director direct staff to investigate the potential of a negotiated resolution with the City of Burlington to the accommodation needs requiring portables at Charles R. Beaudoin Public School. The resolution may limit the number of portables and address local traffic issues.

Carried

Rationale:

Staff were directed to investigate the potential of a settlement to the rezoning application currently before the City of Burlington for Charles R. Beaudoin Public School. There have been two meetings of City and Board representatives, the attendees were:

Roslind Minaji, City of Burlington
Silvina Kade, City of Burlington
Vito Tolone, City of Burlington
Joshua Medeiros, City of Burlington

Gerry Cullen, Halton District School Board
Dan Tregunno, Salmona and Tregunno (Agent)
Derek Dalgleish, MMM Group (Consultant)

The first meeting was used to confirm the issues, identify potential options to move forward and identify data required by on party or the other. Data on the current use of the school and its parking areas were provided to the City.

For the second meeting City staff was to determine the parking requirements needed to address the traffic situation at Charles R. Beaudoin Public School.

At the second meeting City staff indicated that 0.16 parking spaces per student would be needed to address the traffic situation. This equates to 4 parking spaces per classroom of 25 students. Charles R. Beaudoin Public School has 32 classrooms, therefore would require 128 parking spaces (it currently has 113 parking spaces, including areas to line up and drop off). The current requirement of the City's By-law for a new elementary school is 1.5 parking spaces per classroom for an elementary school and four parking spaces per classroom for a secondary school.

During this meeting several attempts were made to have the City reduce their request from 4 parking spaces per classroom on the basis of improvements that could be made to the flow of traffic i.e. 1) sequencing of school buses to reduce queuing onto the road, 2) removal of all stopping on Clubview Drive in front of the school to enable busses and cars to exist unrestricted and 3) "walk to" or kiss'n'ride programs.

The City remained committed to the need for 4 parking spaces per classroom. Prior to Board staff writing is report we further requested relief from the 4 parking spaces per classroom on the basis of Alexander's PS @ 2.2. parking spaces per classroom and J.W. Boich Public School @ 1.55 parking spaces per classroom. The City staff did respond that they were not prepared to change the request for four parking spaces per classroom

The second meeting concluded with the group generating a list of conditions that the Board would have to agree to prior to City staff authoring a report to Committee supporting the requested rezoning. The approval process (meeting dates etc., were also confirmed).

Summary of Conditions:

1. That the Halton District School Board agree to specific traffic controlling methods that will be implemented at CRB
 - sequence the bus traffic
 - walk to school programs such as walk a block, shifting supervision locations, walking school bus
2. That the Halton District School Board support "No Stopping" on both sides of Clubview Drive for 2 hours per day (pick up/drop off times). The distance will be established when the City prepares the By-law to change the parking regulations on Clubview Drive.
3. That the Halton District School Board agree to construct 16 parking spots to address the existing traffic issues on Clubview Drive created by the current school enrollment.
4. That the Halton District School Board agree to construct 4 parking spots for each of the additional portables to be placed for September 2012 (this is expected to 2 or 3 portables)
5. That the Halton District School Board agree to add up to 4 parking spots for each additional classroom added after September 2012 to a maximum of * classrooms including those added in September 2012. Future parking spaces per additional classroom will be calculated between 1.5 and 4 spaces per classroom depending upon the success of traffic control measures outlined in points 1 to 4. (* maximum number of portables were not agreed to during the staff negotiation process, HDSB staff are recommending a total of 8 (eight) as contained in the recommendation of this report).

Approval Process:

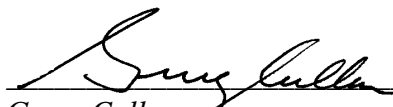
1. Upon receipt of assurance that Trustee/Board staff support the above, the City staff are to write a report and circulate ASAP to meet the July 9, 2012 committee date
2. Between Committee and Council dates, the Board will enter into a formal agreement with the City of Burlington to complete points 1 to 5 above so that the new Zoning By-law for the property can be enacted at the Council meeting.
3. The Council meeting is July 16, 2012.
4. There is a 20 day period in which an appeal can be made to the OMB.
5. During the 20 day appeal period, the HDSB can submit the required permit applications for building permit and site alteration permit (or SPA) for the placement of the portables and creation of the parking, ahead of the By-law coming into force and effect . City staff will process these and hold them pending the outcome of the rezoning application.
6. All agreed that the actual work might not be complete for September i.e. additional parking spaces may not be in place but an agreement to construct would be sufficient for HDSB to occupy the portables. A reasonable timeframe for the completion of the traffic control measures will be incorporated into the legal agreement (e.g.: December 2012).

Attachments:

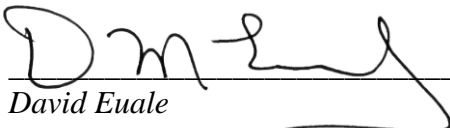
<i>CRB – North Burlington Schools Comparison</i>	<i>Table</i>
<i>CRB – Data for Elementary Schools on Local Roads</i>	<i>Table</i>
<i>CRB – Estimated Cost Calculations</i>	<i>Table</i>

Drawings: Available at the Board meeting.

Respectfully submitted,



Gerry Cullen
Superintendent of Facility Services



David Euale
Director of Education

Halton District School Board

Charles R. Beaudoin PS
 Estimated Cost Calculations

1. Parking Spot Additions				
Timing	Number of Spots required	Cost per sq ft (as per Maintenance, Fac. Serv.)	Avg. size per spot (sq ft)	Total Estimated cost
Now	16	7	200	\$ 22,884
Sept 2012	12	7	200	\$ 17,163
Future (up to)	36	7	200	\$ 51,489
				\$ 91,535

2. Portable Costs	
	Estimate Per portable
Install new portable (Lease for year including delivery, takedown, architect, site prep etc)	\$ 40,000
Install portable existing/ Board owned (move cost)	\$ 70,000
Lease cost only (Yearly estimate of rent for 1 portable)	\$ 10,420

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School Name	Grade Configuration	Year Open	Original GFA (m2)	Additions (year/size)	Total GFA (m2)	On The Ground Capacity (OTG)	Site Area (ha)	Adjacent park	Parking	Drop Off Loop	Gym (m2)	Number of Gym Spaces	Library (m2)	Specialized Rooms (Music, Art, Sci., Applications)	Maximum Permitted Portables
C. R. Beaudoin	JK-8	2004	5187	2009/1205	6392	704	2.6	Yes	70 + 4 H.C.	Yes	495.36	2	163.14	Mu., Art, Sci., Appl.	0
F. Meares	JK-8	2002	5842		5842	575	2.47	Yes	71 + 2 H.C.	Yes	476.87	2	129.23	Mu., Art, Sci., Appl.	6
Brant Hills	JK-8	1985	3911		3911	408	3.15	Yes	181 + 2 H.C.	No	371.61	2	181.07	Mu., Art, Sci., Appl.	6
Orchard Park	JK-8	2003	5124		5124	512	2.95	Yes	88 + 2 H.C.	Yes	369.10	2	137.40	Mu., Art, Sci., Appl.	12
Alexander's	JK-8	2006	5665		5665	575	2.37	Yes	87 + 3 H.C.	Yes	481.80	2	177.63	Mu., Art, Sci., Appl.	18
Rolling Meadows	JK-8	1960	3142	1964/1244 1973/758	5144	569	2.43	No	72 + 2 H.C.	No	543.85	2	278.15	Mu., Art, Sci., Appl.	4
Sir E. MacMillan	JK-8	1977	3811		3811	409	1.54	Yes	56 + 2 H.C.	No	292.64	1	218.32	Mu., Art, Sci., Appl.	6
J.W. Boich	JK-8	2011	6233		6233	681	3.57	No	66 + 2 H.C.	Yes	414.07	2	168.43	Mu., Art, Sci., Appl.	12
C.H. Norton	JK-8	1990	5529		5529	553	1.99	Yes	67 + 2 H.C.	No	371.24	2	217.11	Mu., Art, Sci., Appl.	8
Clarksdale	JK-6	1955	1497	1956/348 1964/1277 1966/730 1989/18 1992/892	4798	549	2.43	Yes	67 + 3 H.C.	No	344.67	2	214.05		7
B.T. Lindley	JK-6	1981	3164		3164	348	1.62	Yes	65 + 2 H.C.	No	297.29	1	195.65	Mu.	10
Dr. C. Best	JK-6	1972	2693		2693	314	1.74	Yes	31 + 2 H.C.	No	296.55	1	187.76	Mu.	11

Halton District School Board

Data for Elementary Schools on Local Roads

	Existing GFA	Permitted 50% Expansion	Total GFA Permitted	Site	Site Density with Permitted Expansion	Current Parking Ratio
1. Sir Ernest MacMillian PS	3420 m ²	1710 m ²	5130 m ²	1.5 h ²	34.20%	3 per room
2. Dr. Charles Best PS	2693 m ²	1346 m ²	4039 m ²	1.7 h ²	23.70%	2.3 per room
3. Kings Road PS	2683 m ²	1341 m ²	4024 m ²	2.08 h ²	19.30%	1.7 per room
4. Pineland PS	5166 m ²	2583 m ²	7749 m ²	3.6 h ²	21.50%	1.4 per room
5. Rolling Meadows PS	5144 m ²	2572 m ²	7716 m ²	2.7 h ²	28.50%	2.6 per room
6. Killbride PS	2934 m ²	1467 m ²	4401 m ²	2.9 h ²	15.10%	3.2 per room
7. St. Gabriel Catholic School	5116 m ²	2558 m ²	7674 m ²	1.49 h ²	51.50%	1.7 per room
8. Charles R. Beaudoin PS	6395 m ²	3197 m ²	9592 m ²	2.61 h ²	36.70%	3 per room
		(not permitted)	(not permitted)		(not permitted)	
		With 12 additional rooms: 1440 m ²	With 12 additional rooms: 7835 m ²		With 12 additional rooms: 30%	